

## Sweetwater

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### Key Issues

- Floodplain bisects the community
- A large eastern portion of the planning area is designated in Multiple Species Conservation Program Preserve land or Open Space conservation

### Planning Group Direction

- Community is built-out and a majority of commercial needs are served by the neighboring jurisdiction
- Only one commercial request submitted to modify proposed residential to General Commercial. Planning Group wants to maintain a residential designation due to similar adjacent uses (residential) and to reduce further impacts to Bonita Road. Owner may now be in favor of residential designation as the density was increased to 24-du/acre.

### Additional Staff Analysis/ Recommendations

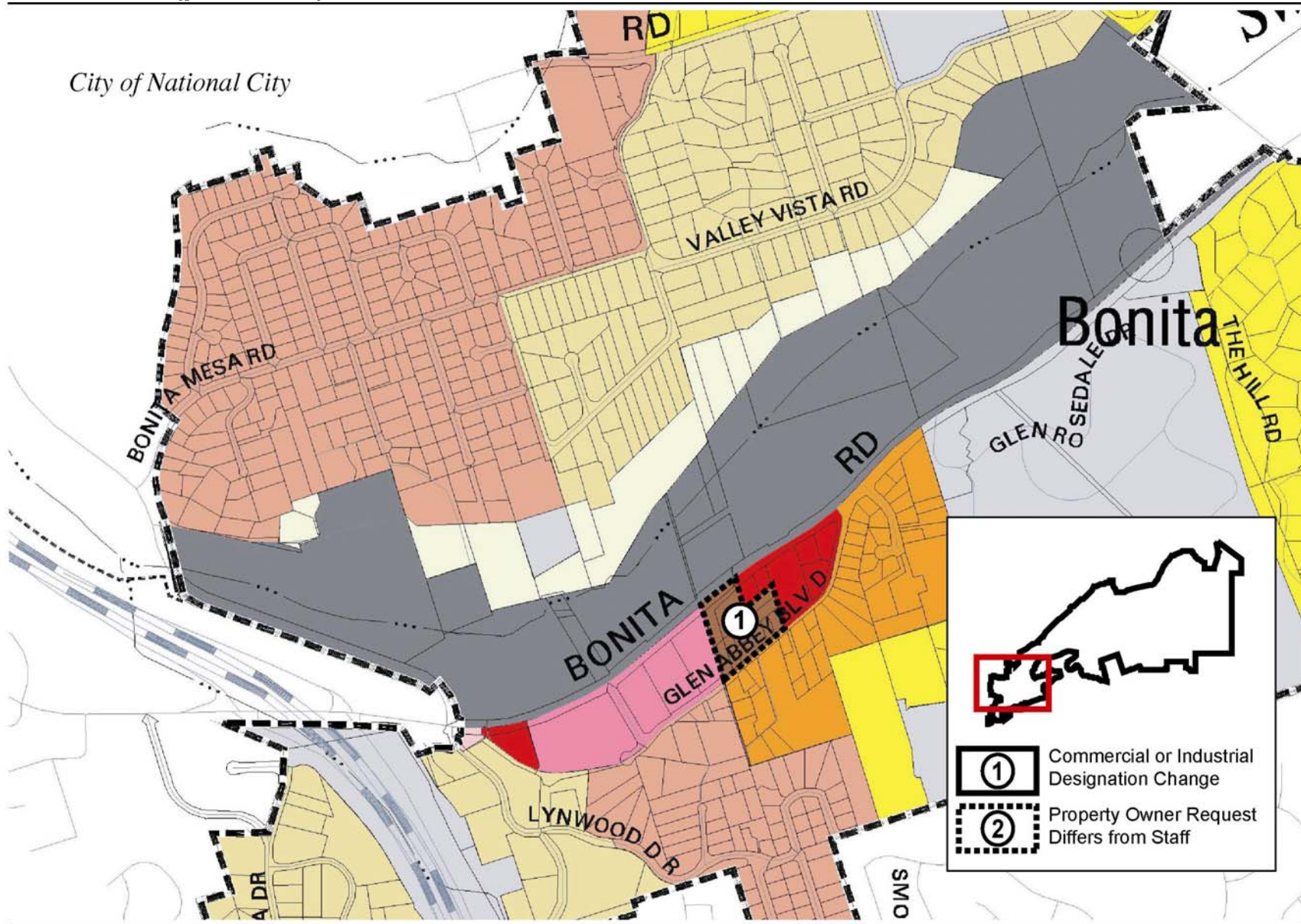
Staff supports Planning Group direction

### ERA Needs Analysis (all numbers in acres)

|            | <b><i>Projected<br/>Demand</i></b> | <b><i>Existing<br/>General Plan</i></b> | <b><i>Surplus/<br/>(Deficit)</i></b> | <b><i>Proposed<br/>General Plan</i></b> | <b><i>Surplus/<br/>(Deficit)</i></b> |
|------------|------------------------------------|---|--------------------------------------|---|--------------------------------------|
| Commercial | 35                                 | 30                                      | (5)                                  | 30                                      | (5)                                  |
| Industrial | 13                                 | 0                                       | (13)                                 | 0                                       | (13)                                 |
| Office     | 10                                 | 18                                      | 8                                    | 18                                      | 8                                    |

*Note: All numbers are rounded to the nearest whole number*

*Source: Economics Research Associates, County of San Diego*

**Sweetwater (portion of)**

| # | Proposed Land Use                 |                                   |  | Existing Conditions  | Rationale for Staff Recommendation   |
|---|-----------------------------------|-----------------------------------|--|--|--|
|   | Staff                             | CPG/CSG                           | Owner  |  |  |
| 1 | (VR-24)<br>Village<br>Residential | (VR-24)<br>Village<br>Residential | (C-1) General<br>Commercial<br><b>(Keubler;<br/>Green)</b> | <i>Total Area:</i><br>1.44 acres<br><br><i>Current Use:</i><br>Undeveloped<br><br><i>Existing GP:</i><br>(5) Residential | <ul style="list-style-type: none"> <li>• Compatible with adjacent land use of higher density and single family residential</li> <li>• Desire to alleviate further traffic congestion and curb-cuts along Bonita Road which may result with General Commercial development</li> <li>• Parcel located adjacent to Bonita Road is subject to sink-holes, located within floodplain</li> </ul> |